

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
Mark T. Young (SBN 89951) of LAW OFFICES OF MARK T. YOUNG
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Special Counsel for Chapter 7 Trustee TIMOTHY J. YOO

FOR COURT USE ONLY

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CLERK, U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re: **BROADWAY BUILDINGS II L.P.**

BY DEPUTY CLERK
CASE NO.: **LA 98-18082-SB**

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: July 15, 2003

Time: 11:00 a.m.

Location: Courtroom 1575, U.S. Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012

Type of Sale: ☒ Public ☐ Private Last date to file objections: July 1, 2003

Description of Property to be Sold: Commercial real property commonly known as: 17021 South Broadway, Gardena, CA

Legal description: Lot 17 of Tract No. 9925, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 168, Page 6 of Maps in the Office of the Los Angeles County Recorder. APN 6126-005-003. Notes: (1) Sale excludes certain subsurface mineral rights; (2) Property is within city of limits of Carson, but mailing address is Gardena.

Terms and Conditions of Sale: Property sold "as-is" without representation or warranty of any kind. Sale is for all cash at close of escrow. Sale is subject to overbid, as follows: Any person interested in bidding must attend the hearing.

Overbids must be in minimum \$1,000.00 increments. Overbidders must tender cash or cash equivalents of \$11,280 (3% of the minimum initial overbid) to Trustee's counsel at the hearing. The deposit of the successful overbidder is non-refundable and will be forfeited to the estate if the sale cannot be closed to the overbidder within 30 days of the hearing.

Proposed Sale Price: \$375,000.00

Overbid Procedure (If Any): See "Terms and Conditions" above.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
July 15, 2003 at 11:00 a.m., in Courtroom 1575 (address specified above)
Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Mark T. Young
15910 Ventura Blvd., Suite 1650
Encino, CA 91436-2842
Tel 818-461-3400 / Fax 818-461-1888
E-mail mtyoung@earthlink.net

Date: June 20, 2003

PROOF OF SERVICE BY MAIL

(Local Bankruptcy Rule 7004-1(2))

STATE OF CALIFORNIA)

)

ss.

COUNTY OF LOS ANGELES)

I, the undersigned, declare as follows: I am over the age of 18 years. I am not a party to the within action. I am employed in Los Angeles County in the offices of a member of the bar licensed to practice before this court, at whose direction this service is made. My business address is 15910 Ventura Boulevard, Suite 1650, Encino, California 91436.

On June 20, 2003, I served the foregoing document described as **NOTICE OF SALE OF ESTATE PROPERTY** on the interested parties in this action by placing true copies thereof enclosed in sealed envelopes addressed as follows:

SEE ATTACHED LIST.

The envelopes were mailed with postage thereon fully prepaid. I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice, it would be deposited with the United States Postal Service on that same day with postage thereon fully prepaid at Encino, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if the postal cancellation date or postage meter date is more than one day after the date of deposit for mailing stated in this affidavit.

Executed on June 20, 2003, at Encino, California.

I declare under penalty of perjury that the foregoing is true and correct.

Sherril L. Young
SHERRIL L. YOUNG

SERVICE LIST

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Debtor

Broadway Buildings II L.P.
715 E. Sprague Ave., Suite 203
Spokane, WA 99202

Debtor (alternate address)

Broadway Buildings II L.P.
1602 E. Sprague, #2906
Spokane, WA 99220-2906

U.S. Trustee

Office of the United States Trustee
725 N. Figueroa Street, 26th Floor
Los Angeles, CA 90017

Real Estate Broker

Ron H. Bombiger
Diversified Real Estate Brokerage
11726 San Vicente Blvd., Suite 290
Los Angeles, California 90049

Creditor

Capital Finance L.P.
c/o General Management Corp.
c/o John A. Doerst
1350 E. Flamingo Rd., Suite 1050
Las Vegas, NV 89119

Attorney for Creditor

Mark M. Sharf, Esq.
15821 Ventura Blvd., Suite 275
Encino, CA 91436

Transferee

Duncan J. McNeil
P.O. Box 2906
Spokane, WA 99202-2906

Debtor's Representative

Duncan J. McNeil
Broadway Buildings II L.P.
P.O. Box 2906
Spokane, WA 99202-2906

Attorney for Debtor

Carlos Valero, Esq.
Law Offices of Carlos Valero
9209 E. Mission, Suite A
Spokane, WA 99206-4056

Chapter 7 Trustee

Timothy J. Yoo, Esq.
1888 Century Park East, Suite 1500
Los Angeles, California 90067

Creditor

Capital Finance L.P.
2920 S. Grand Blvd., #150
Spokane, WA 99203

Creditor

Lewis F. Coleman, M.D.
c/o American Mutual Mortgage
19510 Ventura Blvd., Suite 214
Tarzana, CA 91356

Creditor

Los Angeles County Tax Collector
500 W. Temple St., Room 437
Los Angeles, CA 90012

Transferee

17021 S. Broadway L.P.
c/o R/A's of America #7-00380
1504 Main St., Suite 8
Gardnerville, NV 89401

SERVICE LIST

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Interested Party

Grace Miller Family Trust
2920 S. Grand Blvd., #150
Spokane, WA 99203

Former Attorney for Debtor

George J. Paukert, Esq.
737 S. Windsor Blvd., #304
Los Angeles, CA 90005

Interested Party

GMFT Reorganization Corp.
Grace Miller Family Trust
1602 E. Sprague Ave., Box #2906
Spokane, WA 99220-2906

Transferee

Antler Drive L.P.
c/o R/A's of America #7-00381
1504 Main St., Suite 8
Gardnerville, NV 89401

Attorney for Interested Party

Darren J. Devlin, Esq.
Solomon, Grindle, Silverman & Spinella
12555 High Bluff Drive, Suite 260
San Diego, CA 92130

Former Attorney for Debtor

D. Wayne Ruby, Esq.
Law Offices of D. Wayne Ruby
57443 E. Geddes Avenue
Strasburg, CO 80136

Former Attorney for Debtor

David M. Cohen, Esq.
1324 N. Gilbert Street
Anaheim, CA 92801

Creditor

City of Carson
701 East Carson Street
Carson, CA 90749

Creditor/Former Attorney for Debtor

Jay S. Jump, Esq.
901 Rainier Avenue N., Suite B-203
Renton, WA 98055

Creditor/Former Attorney for Debtor

David Gallik, Esq.
120 E. Lyndale Ave.
Helena, MT 59601

Interested Party

Mr. Bruce R. Beasley, President
Ress Financial Corporation
17291 Irvine Boulevard, Suite 262
Tustin, CA 92780-2930

Proposed Purchaser

Juan Carlos Mailland
Decocal, Inc.
17021 South Broadway
Gardena, CA 90248

Former Attorney for Debtor

Eugene Button, Esq.
Law Offices of Eugene Button
2313 Yates Avenue
Commerce, CA 90040-1915

Former Attorney for Debtor

Richard A. McFarlane
The McFarlane Law Firm
P.O. Box 1606
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Interested Party

Mr. Wayne Scott
22949 Ventura Blvd., #E
Woodland Hills, CA 91364-1245

Former Attorney for Debtor

Mary E. Berkhoudt, Esq.
Law Office of Dennis M. Mukai
3435 Wilshire Blvd., Suite 1800
Los Angeles, CA 90010

Interested Party

Rosendo Gonzalez, Esq.
515 S. Figueroa St., Suite 1970
Los Angeles, CA 90071-3301

Creditor

Arrowhead Management Corporation
1034 W. Arrow Highway, #D-119
San Dimas, CA 91773

Creditor

Internal Revenue Service
Insolvency I Stop 5022
300 N. Los Angeles St., Room 4062
Los Angeles, CA 90012-9903

Creditor

Los Angeles County Tax Collector
Bankruptcy Unit
2615 S. Grand
Los Angeles, CA 90007-2668

Attorney for Creditor

Michael Lanphere, Esq.
Tredway, Lumsdaine & Doyle
1920 Main St., Suite 1000
Irvine, CA 92714

Interested Party

Mr. Gerald McKenna
32 28th Avenue
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Former Attorney for Debtor

Leonard L. Linares, Esq.
Kimball & Linares
1 Wilshire Blvd., Suite 2100
Los Angeles, CA 90017

Creditor

Miguel Cabrera
M & S Metals
16932 S. Broadway
Gardena, CA 90248

Creditor

Franchise Tax Board
Attn: Bankruptcy
P.O. Box 2952
Sacramento, CA 95812-2952

Creditor

Los Angeles City Clerk
111 N. Hope Street #L68
Los Angeles, CA 90012-2607

Attorney for Creditor

Robert C. Scanlon, Esq.
Dellwo, Roberts & Scanlon
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Spokane, WA 99201-1106

Attorney for Creditor

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6500 Wilshire Blvd., 17th Floor
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Attorney for Creditor

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Lukins & Annis
717 W. Sprague Ave.
Spokane, WA 99201-0466

Interested Party

Progress Investors, Inc.
c/o Properties One
9 S. Washington, Suite 510
Spokane, WA 99204

Attorney for Creditor

Joseph Esposito
421 W. Riverside, Suite 960
Spokane, WA 99201

Attorney for Creditor

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Irvine, CA 92614-8501

Attorney for Creditor

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Crumb & Munding
601 W. Riverside, Suite 1950
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Creditor

David Chinh Ho
Ho-Ly Enterprises
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Attorney for Creditor

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Interested Party

Andy Hawes, Esq.
Pioneer Title Company
8151 W. Rifleman
Boise, ID 83704

Interested Party

Washington Trust Bank
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Spokane, WA 99210-2121

Attorney for Creditor

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1925 Century Park East, Suite 1150
Los Angeles, CA 90067-2712

Attorney for Creditor

Jeffrey E. Stockley, Esq.
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1620 26th St., Suite 4000 N.
Santa Monica, CA 90404-4013

Creditor

Dr. John Smith
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Spokane, WA 99212

Creditor

Dr. Robert Hayes
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Spokane, WA 99206

Attorney for Creditor

Adam L. Streltzer
Cantor & Weinshenk
16830 Ventura Blvd., Suite 351
Encino, CA 91436-1796

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Creditor

Ralph W. Mincks
2317 E. South Altamont Blvd.
Spokane, WA 99202

Creditor

Kathleen McCormick
The Estate of John Snoddy (deceased)
1608 S. Ash
Spokane, WA 99203

Creditor

Progress Investors Inc.
c/o Law Offices of Theodore R. Fournier, Jr.
11814 E. Maxwell
Spokane, WA 99206

Creditor

William K. Kobs
29992 N. 78th Street
Scottsdale, AZ 85262

Interested Party

Gregg Jones
Gregg Jones & Associates
2975 E. 29th Ave.
Spokane, WA 99223

Interested Party

Marshall Mend
Marshall Mend Realty
157 W. Hayden Ave., Suite 104
Hyden Lake, ID 83835

Interested Party

Jared B. Miller
Properties One
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